

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL S-30
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin; and

WHEREAS, Mels Realty Trust, of 2401 Washington Street, Roxbury, has expressed a desire to purchase Parcel S-30 for the purpose of rehabilitation of the existing structure to permit office uses, which said uses shall be in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mels Realty Trust, of 2401 Washington Street, Roxbury, be and hereby is conditionally designated as Redeveloper of Parcel S-30, subject to submission within 45 days of the following documents satisfactory to the Authority:

- a. Preliminary plan indicating proposed office sub-divisions.
- b. Evidence of financial capability to complete the rehabilitation as proposed.
- c. Proposed construction schedule.

2. That this designation is subject to concurrence in the proposed transaction and minimum disposition price by the Department of Housing and Urban Development.
3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
4. That it is hereby determined that Mels Realty Trust possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

832

NEW YORK

NEW ENGLAND

STREET

MALLARD

AVENUE

5250

AVENUE

2615

AVENUE

STREET

34, 37A

JOHN G. WH
SCHO

48,547

7-1445

63 COLONIAL AVE

(DOR.)

Re: Petition No. Z-1446
Arthur T. Speros
509-511 Cambridge Street, Allston

Petitioner seeks a Conditional Use Permit and a variance to erect a two story restaurant and drive-in restaurant in a Local Business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A drive-in restaurant is a Conditional Use in an L-1 district.		
Sect. 18-1 Front yard is insufficient	10 ft.	0

The property, located on Cambridge Street near the intersection of Cambridge and North Beacon Streets, contains an abandoned two story frame structure which is proposed to be demolished. The staff has no objection to the proposed drive-in and eat-in restaurant which would improve the appearance of the area. However, the front yard setback would be violated by a 52 foot sign. The size and placement of the sign would be incompatible with the proposed structure and this local business area in general. Recommend approval with proviso that the design and placement of the proposed sign be submitted to the Authority for design approval.

VOTED: That in connection with Petition No. Z-1446, brought by Arthur T. Speros, 509-511 Cambridge Street, Allston, for a Conditional Use Permit and a variance of insufficient front yard to erect a two story restaurant and drive-in restaurant in a Local Business (L-1) district, the Boston Redevelopment Authority has no objection to the proposed restaurant and drive-in restaurant provided that the design and placement of the proposed sign be submitted to the Authority for design approval.



Re: Petition Nos. Z-1449-Z-1450
Eleanot B. Lewis
79-81 Chestnut Street, Boston

Petitioner seeks a change in an existing non-conforming use and variances of excessive floor area ratio and insufficient setback of parapet to consolidate two buildings and to change occupancy from a one family dwelling, medical office, plumber's shop, silversmith shop and storage to a one family dwelling, designer's office and retail clothing store in an Apartment (H-2-65) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing.		
Sect. 15-1 Floor area ratio is excessive	2	2.5
Sect. 21-1 Setback of parapet is insufficient	9 ft.	0

The property, located on Chestnut Street between River and Brimmer Streets, presently contains two three story brick structures. The building at 79 Chestnut Street is occupied by a plumber's shop, silversmith shop and storage and No. 81 by one family and a medical office. The petitioner proposes to consolidate the two buildings. The single family residence would occupy the entire building of No. 81 and the third floor of No. 79. The remaining two floors of No. 79 would be occupied by the proposed retail clothing store and the designer's office. The floor area ratio violation is existing and would be insignificantly increased. The setback variance would allow uniform exterior alignment of the structures. The proposal is desirable and would enhance the appearance of the neighborhood. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-1449-Z-1450, brought by Eleanor B. Lewis, 79-81 Chestnut Street, Boston, for variances of excessive floor area ratio and insufficient setback of parapet for a change in a non-conforming use and for a change of occupancy from a single family dwelling, medical office, plumber's shop, silversmith shop and storage to a single family dwelling, designer's office and retail clothing store in an Apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The violations are minimal. The proposal is desirable and would enhance the appearance of the neighborhood.



Z-1449-1450
79-81 CHESTNUT
ST. BOSTON

PUBLIC
1002
1,056,00

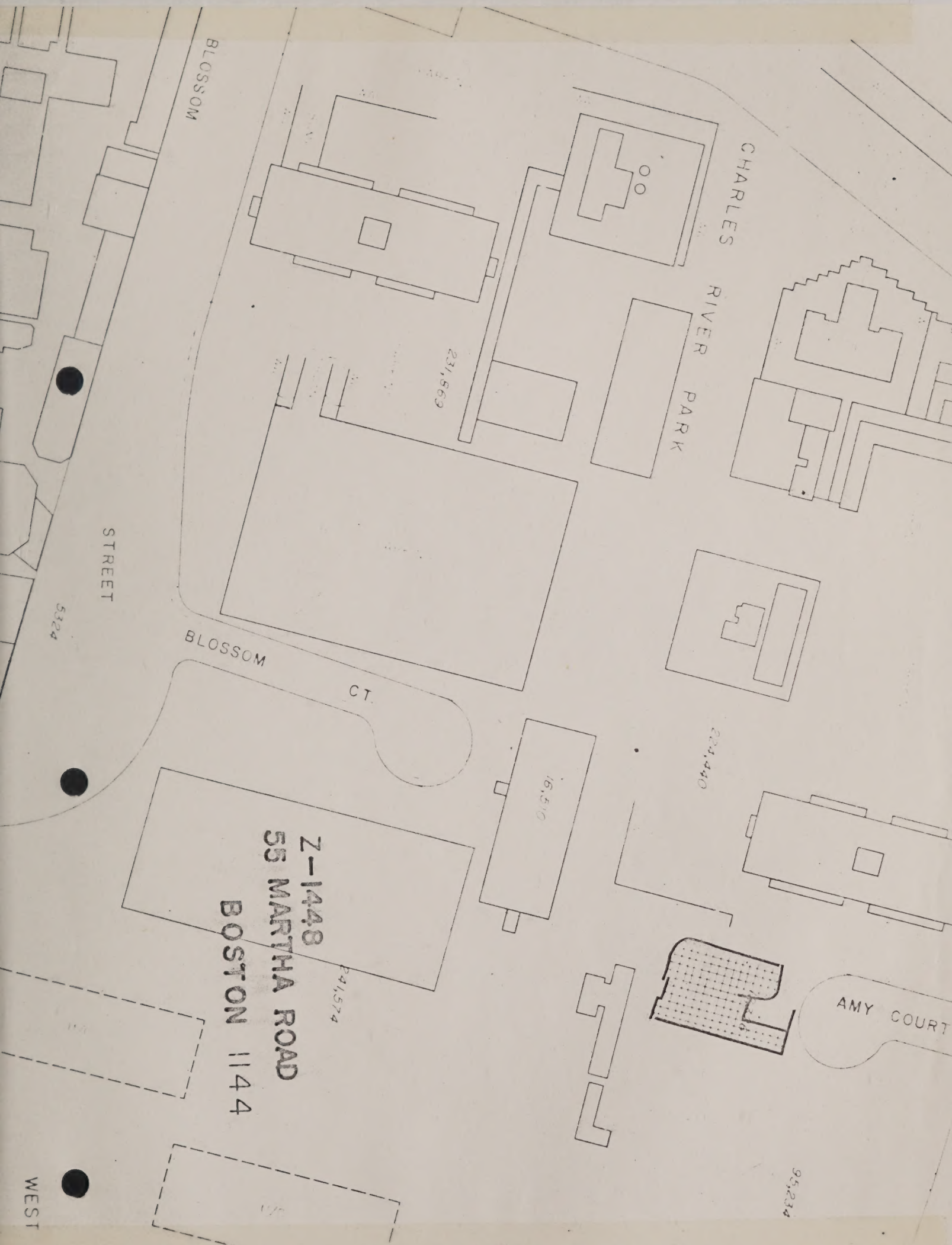
Re: Petition No. Z-1448
Beth Amedrish Agudal Beth Jacob Synagogue
55 Martha Road, Boston

Petitioner seeks four variances to erect a one story synagogue in an Apartment (H-3) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-1	Front yard is insufficient	15 ft.	4 ft.
Sect. 19-1	Side yard is insufficient	14 ft.	6 ft.
Sect. 20-1	Rear yard is insufficient	30 ft.	4 ft.
Sect. 23-2	Off-street parking not provided	6 spaces	0

The property, located on Martha Road near the intersection of Charles and Nashua Streets, contains 12,300 square feet of vacant land. The proposed one story synagogue structure would also accommodate a social hall, offices, and caterer's kitchen. The proposal is desirable and would be compatible with the adjacent residential properties. Recommend approval.

VOTED: That in connection with Petition No. Z-1448, brought by Beth Amedrish Agudal Beth Jacob Synagogue, 55 Martha Road, Boston, for variances of insufficient front, side and rear yards and off-street parking, in an Apartment (H-3) district, the Boston Redevelopment Authority recommends approval. The proposal is desirable and would be compatible with the adjacent residential properties.



BLOSSOM

CHARLES RIVER PARK

STREET

5324

BLOSSOM

CT.

Z-1448
55 MARTHA ROAD
BOSTON 1144

241,574

231,569

16,510

224,440

AMY COURT

95,234

WEST

